



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

MAY 27, 2026

9:00 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Jeffrey W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Sue Patterson, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Greg Tankersley, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the April 29, 2026, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-26-0018 261 NIGHTINGALE TRL. The applicant, Natalie Emerson (Albright Construction), has filed an application requesting Architectural Commission review and approval for a front door replacement on an existing single-family residence.
3. ARC-26-0026 100 WORTH AVE. The applicant, Winthrop House (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape modifications.
4. ARC-26-0032 1265 N LAKE WAY The applicant, 1265 NORTH LAKE WAY LLC (Laberge & Menard Inc. Design Representative), has filed an application requesting Architectural Commission approval for modifications to several glass door openings on a newly constructed single-family residence.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF
7. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

GENERAL BUSINESS

UNFINISHED BUSINESS

8. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD. (COMBO) The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/ approval.
9. ARC-26-0005 142 CASA BENDITA The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.
10. ARC-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.
11. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. ***This item has been deferred to the June 24, 2026, meeting.***

NEW BUSINESS

12. ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO) The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application as it pertains to zoning relief/approval.
13. ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign.
14. ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.
15. ARC-26-0023 (ZON-26-0021) 141 SEAVIEW AVE. (COMBO) The applicant, Gozlan Property

Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, including variances to retain all existing nonconforming setbacks and deficient landscape open space area. The Town Council shall review the application as it pertains to zoning relief/approval.

16. ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.
17. ARC-26-0029 (ZON-26-0025) 418 SEASPRAY AVE. (COMBO) The applicants, Mark Finerman & Anne Elizabeth Torell, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements; with a variance requested for increased equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.
18. ARC-26-0015 121 WOODBRIDGE RD. The applicant, Elizabeth Grau (Roofing Royale Representative), has filed an application requesting Architectural Commission review and approval for the replacement of existing barrel roof tiles with a Spanish “S” product on a single-family residence.
19. ARC-26-0022 (ZON-26-0022) 329 SEABREEZE AVE. (COMBO) The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Architectural Commission review and approval to enclose an existing detached carport to create an enclosed garage, requiring variances for side and rear yard setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.
20. ARC-26-0025 320 CHILEAN AVE. The applicant, Yazmet & Valentin Hernandez (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing multi-family residence.
21. ARC-26-0028 165 SEMINOLE AVE. The applicant, Seminole Avenue Luxury Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications with installation of perimeter site walls.
22. ARC-26-0030 751 ISLAND DR. The applicant, Kim B Bepler Trust (Kirchhoff & Associates), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence including landscape and hardscape changes.
23. ARC-26-0017 160 REEF RD. The applicant, Joshua & Victoria Harlan (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for a new front door on an existing single-family residence. ***This item has been withdrawn.***

ANY OTHER BUSINESS

MEETING SCHEDULE

24. The next meeting is scheduled for June 24, 2026

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.